

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Tyler

State: TX

PJ's Total HOME Allocation Received: \$7,897,561

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 39				
% of Funds Committed	87.88 %	89.59 %	26	91.92 %	24	24	
% of Funds Disbursed	78.44 %	81.15 %	25	82.65 %	28	25	
Leveraging Ratio for Rental Activities	0	4.09	23	4.67	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	10.69 %	81.36 %	34	81.09 %	1	1	
% of Completed CHDO Disbursements to All CHDO Reservations***	35.77 %	57.58 %	32	68.72 %	10	9	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	21.43 %	71.24 %	31	79.93 %	2	1	
% of 0-30% AMI Renters to All Renters***	14.29 %	37.12 %	29	44.94 %	9	6	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	21.43 %	96.86 %	31	94.87 %	1	0	
Overall Ranking:			In State: 34 / 39		Nationally: 6 4		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,685	\$13,977		\$25,717	14 Units	2.90 %	
Homebuyer Unit	\$3,940	\$9,595		\$14,669	279 Units	58.00 %	
Homeowner-Rehab Unit	\$19,445	\$30,352		\$20,391	124 Units	25.80 %	
TBRA Unit	\$1,832	\$3,620		\$3,201	64 Units	13.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tyler TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,236	\$22,563	\$21,368
State:*	\$51,432	\$59,294	\$33,008
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.74

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	66.7	15.9	14.7	31.3	Single/Non-Elderly:	0.0	20.6	13.8	46.9
Black/African American:	0.0	53.2	74.1	67.2	Elderly:	0.0	3.6	26.7	6.3
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	33.3	42.5	26.7	29.7
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	66.7	27.4	21.6	12.5
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0	Other:	0.0	6.0	11.2	4.7
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	33.3	30.6	11.2	1.6					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	0.0	15.1	28.4	42.2	Section 8:	0.0	0.0 [#]		
2 Persons:	66.7	27.4	27.6	28.1	HOME TBRA:	33.3			
3 Persons:	0.0	29.4	22.4	18.8	Other:	0.0			
4 Persons:	0.0	15.1	10.3	7.8	No Assistance:	66.7			
5 Persons:	33.3	7.5	7.8	3.1					
6 Persons:	0.0	2.4	1.7	0.0					
7 Persons:	0.0	2.8	0.9	0.0					
8 or more Persons:	0.0	0.4	0.9	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tyler

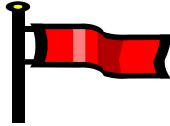
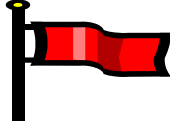
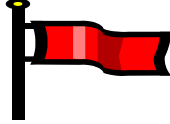
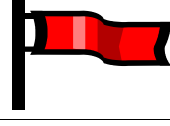

State: TX

Group Rank: 6
(Percentile)

State Rank: 34 / 39 PJs

Overall Rank: 4
(Percentile)

Summary: 5 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	10.69	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	35.77	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	21.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	21.43	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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